



MINUTES

Charlotte County Board of Zoning Appeals

Wednesday, January 8, 2020 9:00 a.m. - Room 119

Charlotte County Administration Center
18500 Murdock Circle, Port Charlotte, FL 33948-1094

(These minutes are not official until they have been approved by the Charlotte County Board of Zoning Appeals)

Board Member:

Steve Vieira, Secretary
William Abbatematteo, Vice-Chair
Larry Fix
Blair McVety, Chair
John Doner

Staff:

Ken Quillen, AICP, Sr. Planner
Thomas David, Asst. Co. Attorney
Stacy Bjordahl, Asst. Co. Attorney
Diane Clim - Recorder

I. Call to Order

Chair McVety called the January 8, 2019 meeting of the Board of Zoning Appeals to order at 9:00 a.m.

II. Pledge of Allegiance

Chair McVety led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call

Roll call was taken; a quorum was present.

IV. Swearing In of Those Giving Testimony

Diane Clim swore in all persons who wished to provide testimony.

V. Approval of Minutes

ACTION: A motion was presented by Mr. Abbatematteo and seconded by Mr. Vieira to approve the minutes of the December 11, 2019 meeting of the Board of Zoning Appeals, with one correction to add on page 5 of 6 under the Rebuttal, "Jerry Jones, President of the Board of Directors for Peace River Wildlife center, said he wishes to withdraw this petition", with this correction added, the minutes passed with a unanimous vote.

VI. Disclosure Statements

Ex-parte forms indicating site visits concerning the petitions being presented before the January 8, 2020 Board of Zoning Appeals meeting were submitted.

VII. Introduction of Staff/Comments

Chair McVety introduced staff. Ken Quillen, Senior Planner, read the Zoning rules, Asst. County Attorney David and Chair McVety made introductory remarks regarding the types of requests that the Board of Zoning Appeals would be reviewing and the standards which must be met, the notification process and how the Board of Zoning Appeals makes its decision.

VIII. New Business

The following petitions were advertised on December 24, 2019: SE-19-016

SE-19-016

Thomas Sniffen is requesting a special exception to allow outdoor storage of boats, awaiting repair, and landscaping materials for a landscape contractor in the Commercial General (CG) zoning district. The property address is 17458 Brighton Avenue, Port Charlotte, Florida, and is described as Lots 8, 9, 10, 23, 24, 25, and 26, of Block 1091, of Port Charlotte Subdivision, Sub-section 16, located in Section 01, Township 40 South, Range 21 East.

Ken Quillen presented general information and staff findings for the petition.

Applicant Presentation

Thomas Sniffen, applicant, said he was sworn in. Mr. Sniffen said my daughter and her husband have a small boat business. My other daughter's husband does landscaping. They will both be in this building. We want it to look nice. We don't want cars and vehicles in the roads. There will be a solid fence, we were thinking of chain link, but were told it needs to be solid so people cannot see through the fence. They agree with the staff report and conditions.

Mr. Abbatematteo asked about parking, if there is a maximum number of parking spaces.

Mr. Quillen said it is not the number of vehicles, it is the boats waiting to be worked on. The parking will be whatever is needed for the building size.

Chair McVety opened the meeting to Public Hearing.

Public Input

Ronald Moore, who has a building next door, said he was sworn in. Mr. Moore said he owns a number of properties on Brighton and the building next to this site. He also owns one on Abbott St. He did not know what would be built next to him, so he wanted to attend this meeting. He had a few questions about the paved area on this site.

Mr. Quillen said that will be determined during site plan review.

Somia William Brown, who has a building in the area, said she was sworn in. Ms. Brown said they own property at 17483 Abbott Ave., and when they first applied for their building, they were told it is a unique area. They were told they could not put up a metal building, they needed a concrete building. She wanted to know why storage is being allowed?

Mr. McVety asked if she was against this.

Ms. Brown said yes because now it will become storage and it is supposed to be a unique area.

Asst. County Attorney David said she can talk to Mr. Quillen after the meeting and he can explain what is allowed in this area.

There being no further requests to speak for or against the petition, Mr. Fix moved to close the public hearing, seconded by Mr. Abbatematteo. The public hearing was closed with a unanimous vote.

Rebuttal

Mr. Sniffen said we want everything to be neat looking. Her building aerial picture shows a lot of vehicles on the road. We don't want that at our place. Boats will be on the site.

Ken Quillen presented the analysis, conclusion and recommended conditions for the petition.

Board Member Comments and Questions

None

ACTION: A motion was presented by Larry Fix and seconded by William Abbatematteo that Petition SE-19-016 be APPROVED based on the Community Development Staff Report dated January 2, 2020, the evidence and testimony presented at the hearing and finding that the applicant HAS MET the required criteria for the granting of the Special Exception with eight conditions recommended by staff.

Motion was approved with a unanimous vote with the following eight conditions:

1. The special exception is to allow outdoor storage as an accessory use to the proposed office buildings and indoor boat repair and landscape contracting businesses and extends only to the lands included in the Concept Plan and legal description submitted with this application.
2. The Concept Plan submitted by the applicant, as part of the petition, is for illustrative purposes only. All applicable regulations of County Code shall apply to this development, including preliminary and final Site Plan Review and approvals.
3. The on-site office and indoor service bays must be maintained as part of this development. Outdoor storage may not be established until all improvements are completed and a Certificate of Occupancy has been issued.
4. The areas allowed to be used for outdoor storage shall only be the areas identified on the final approved Site Plan for this development.
5. The outdoor storage areas may only be used for storage of licensed boats awaiting repair, contractor's service vehicles and landscape materials or equipment.
6. A type "D" landscape buffer with a six-foot high sight-obscuring fence shall be installed along the property lines as determined during the Site Plan Review process.
7. This Special Exception is granted for a term of five years from the date it receives approval from the Board of Zoning Appeals; however, the Special Exception shall not expire if the owner commences the proposed development on or before the Special Exception's term expires.
8. Any major changes or additions to this special exception shall require a modification of the special exception. Minor changes or additions, such as accessory uses or structures, may be approved by the Zoning Official.

IX. **Public Comments - None**

X. **Staff Comments –**

Mr. Quillen said there are three petitions for the February meeting.

XI. **Member Comments - None**

XII. **Next Meeting**

*The next meeting of the Board of Zoning Appeals is scheduled for **Wednesday, February 12, 2020 at 9:00 a.m., in Room 119.***

Election of Officers

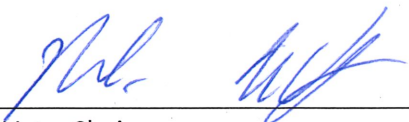
Mr. Abbatematteo moved to nominate Mr. McVety for Chair, seconded by Mr. Fix, motion passed with a unanimous vote.

Mr. Doner moved to nominate Mr. Abbatematteo for Vice-Chair, seconded by Mr. Vieira, motion passed with a unanimous vote.

Mr. McVety moved to nominate Mr. Vieira for Secretary, seconded by Mr. Abbatematteo, motion passed with a unanimous vote.

There being no further business, the meeting **ADJOURNED** at 9:45 a.m.

Respectfully submitted,
Diane Clim, Recorder
/dlc



Blair McVety, Chair

Approval Date: 2-12-2020